

DRAFT

MINUTES

PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE

Wednesday, December 2, 2015 ▪ Special Meeting

Parks and Recreation Conference Room, Mansfield Community Center

Members present: P. Aho, V. Ward, K. Rawn, K. Holt

Staff: L. Painter, Director of Planning and Development; J. Kaufman, Natural Resources and Sustainability Coordinator

Call to Order

Aho called the meeting to order at 12:35 p.m.

Adoption of Minutes

Ward MOVED, Rawn seconded approval of the 10/27/2015 minutes with the following correction: Remove reference to Aho under Call to Order and simply state that the meeting was called to order at 1:08 p.m. The minutes were approved unanimously with that change.

Revisions to Zoning Regulations. Painter distributed drafts of the following regulations for review and discussion:

- Affordable housing – Members agreed to consider density bonuses to offset cost of incorporating affordable units in new projects.
- Brew Pubs and Vineyards – Members suggested expanding uses to include microbreweries and the PB-1, PB-3 and SC-SDD.
- Amplified Music – Need to clarify application of regulations to businesses and that amplified music in residential areas would be subject to noise/nuisance ordinances. Changes to threshold for revocation were also discussed.
- Kennels
- DMR/Multi-Family, including site/architectural design and sustainability standards
- Stormwater Management – Members identified the need to clarify discharges to wetlands/watercoruses to refer to point discharges in Section 3 and requested that simple regulations be developed for projects that don't meet the thresholds for a stormwater management plan.
- Impervious Surface Ratios – Additional review/research is needed to determine how to handle wide range of possibilities in rural areas; need for different thresholds based on lot size were discussed.
- Water Pipeline Overlay Zone – Staff reviewed draft regulations and potential locations on a copy of the future land use map. The following areas were identified as priorities for overlay districts: Depot Road/Mansfield Depot; Route 195 between the northern town line and Four Corners; and Birch Road west of Hunting Lodge Road.

Adjournment

The meeting was adjourned at approximately 3:00 p.m.

Respectfully submitted,
Linda M. Painter, AICP